

NOTE : EXISTING BUILDING OVER 3 YEARS OLD.

	REQUIRED	EXISTING	PROPOSED	AS-BUILT
FRONT SETBACK	30'	MIN. 56.2'±	56.2'±	56.2'±
REAR	25'	MIN. 166.6'±	140.6'±^	152.2'±
SIDE	25'	MIN. 27.2'±	27.2'±/31.3'±^	27.2'±/31.1'±
AGGREGATE SIDE	50'	MIN. 72.6'±	58.5'±	58.3'±
LOT SHAPE	RECTANGLE 150' x 150'	MIN. 150' x 150'	150' x 150'	150' x 150'
LOT AREA	1 ACRE	43,560sf MIN.	43,567 sf	43,567 sf
HEIGHT	40'	MAX. 19.2'±	19.2'±	19.2'±
# OF STORIES	3	MAX. 1	1	1
LOT COVERAGE: BUILDING	15%	MAX. 5.8% *	8.9% *	9.4% *
TOTAL	25%	MAX. 11.8% *	15.1% *	15.2% *

* SEE CHART BELOW
^ TO PROPOSED

LOT AREA COVERAGE WORKSHEET BASE LOT CALCULATION		EXISTING	PROPOSED	AS-BUILT
1. GROSS LOT AREA		= 43,567 S.F.	= 43,567 S.F.	= 43,567 S.F.
2. ABOVE-GROUND UTILITY EASEMENTS	0 S.F. +			
3. STREETS AND ROAD	0 S.F. +			
4. OTHER EXCLUSIVE SURFACE EASEMENTS	0 S.F. +			
5. TOTAL EASEMENTS AND ROADS (SUM OF LINES 2, 3 & 4)		= 0	= 0	= 0
6. WETLAND AREA	0 S.F. +	0	0	0
7. STEEP SLOPES OF 25% OR GREATER		3,392 S.F.	3,392 S.F.	3,466 S.F.
8. TOTAL WETLAND AND STEEP SLOPES (SUM OF LINES 6 & 7)	=	3,392 S.F.	3,392 S.F.	3,466 S.F.
9. WETLANDS/SLOPES REDUCTION	0.80 X LINE 8	= 2,714 S.F.	= 2,714 S.F.	= 2,773 S.F.
10. BASE LOT AREA (LINES 1, MINUS LINE 5 & LINE 9)		= 40,853 S.F.	= 40,853 S.F.	= 40,794 S.F.
MAXIMUM LOT AREA COVERAGE CALCULATION				
11. BASE LOT AREA (COPIED FROM LINE 10, ABOVE)		40,853 S.F.	40,853 S.F.	40,794 S.F.
12. SQUARE FEET OF TOTAL COVERAGE		4,854 S.F.	6,152 S.F.	6,206 S.F.
13. LINE 12 DIVIDED BY LINE 11 FOR A PERCENTAGE		11.8%	15.1%	15.2%
14. SQUARE FEET OF BUILDING COVERAGE		2,382 S.F.	3,650 S.F.	3,859 S.F.
15. LINE 14 DIVIDED BY LINE 11 FOR A PERCENTAGE		5.8%	8.9%	9.4%

NO WETLAND SOILS WERE FOUND ON THE PROPERTY
REFER TO SOIL INVESTIGATION REPORT OF 34 HILLSPPOINT ROAD, WESTPORT CT
FEBRUARY 12, 2018 BY SOIL & WETLAND SCIENCE, LLC

X 10.0 DENOTES EXISTING SPOT ELEVATION - DATUM IS ASSUMED

THIS SURVEY MEETS THE STANDARD OF A CLASS "A-2" SURVEY, "V-2" VERTICAL ACCURACY.

SURVEY TYPE : ZONING LOCATION SURVEY

BOUNDARY DETERMINATION : RESURVEY

THIS SURVEY AND MAP WERE PREPARED IN ACCORDANCE WITH THE "RECOMMENDED STANDARDS
FOR SURVEYS AND MAPS IN THE STATE CONNECTICUT". SEC. 20-300b-1 to
20-300b-20. EFFECTIVE; JUNE 21,1996 AS ADOPTED BY THE CONNECTICUT ASSOCIATION OF
LAND SURVEYORS INC., SEPTEMBER 26, 1996

THE CERTIFICATION SHOWN BELOW RUNS TO THE PERSON(S) FOR WHOM THE SURVEY
WAS PREPARED AND ANY GOVERNMENTAL AGENCY, TITLE INSURANCE CO., OR LENDING
INSTITUTION WHOSE NAME APPEARS HEREON. CERTIFICATION IS NOT TRANSFERABLE &
ANY UNAUTHORIZED USE IN WHOLE OR IN PART IS STRICTLY PROHIBITED.

UNDERGROUND IMPROVEMENTS OR ENCROACHMENTS IF ANY, ARE NOT DEPICTED

REFERENCES TO THE ABOVE PROPERTY ARE MADE TO MAP(S) No. 5068, 7689, 7686, 8061

TAX MAP E08 TAX LOT(S) 12

PROPERTY IS LOCATED IN ZONE : "AA" RESIDENCE ZONE

F.I.R.M. ZONE: "X" PNAEL 09001C0414G REV. 7/8/2013

DISTANCES SHOWN +/- FROM BUILDINGS TO PROPERTY LINES ARE NOT
TO BE USED TO ESTABLISH BOUNDARIES.

THIS MAP IS INVALID WITHOUT A LIVE SIGNATURE AND EMBOSSED SEAL.

"TO MY KNOWLEDGE AND BELIEF, THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON"

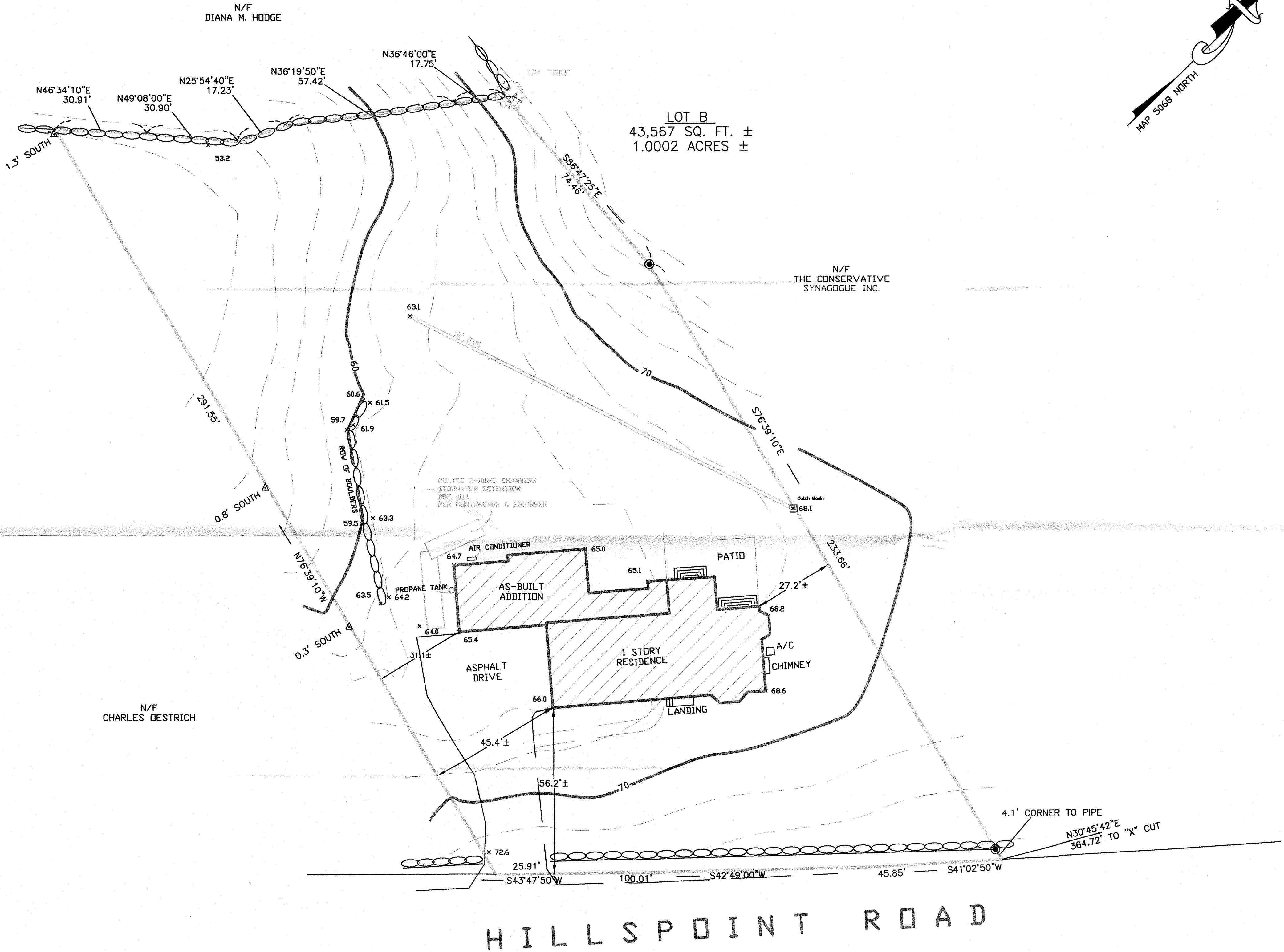
 CONNECTICUT REG # 70059
JAMES A. DENNISON, LAND SURVEYOR, STRATFORD, CONN.

DATE	DESCRIPTION	BY
12/18/19	BOULDER RETAINING WALL	JAD
11/14/19	FINAL AS-BUILT	JAD
DATE	DESCRIPTION	BY
REVISIONS		



LEGEND

	Wooden Lath
	Iron Pin/Pipe (found.)
	Iron Pin/Pipe (set)
	STONEWALL
	EXISTING 2' CONTOURS
	EXISTING 10' CONTOURS
	x 10.2 EXISTING SPOT ELEVATION



ZONING LOCATION SURVEY

OF PROPERTY PREPARED FOR

SUZANNE & MITCHELL RABOY

34 HILLSPPOINT ROAD, WESTPORT, CONNECTICUT

SCALE: 1" = 20' DATE: JUNE 14, 2018

BY "JAMES A. DENNISON L.S."